



Waterside

Crumble Cottage, Ham Road, Ham, Chichester, West  
Sussex

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# Crumble Cottage, Ham Road, Ham, Chichester, West Sussex PO20 7PA

An environmentally conscious new semi-detached home set in an elevated position with spectacular views in a tranquil rural hamlet in the heart of the Medmerry Nature Reserve

Selsey 5.8 miles, Chichester mainline station 7.2 miles (90 minutes to London Victoria), Chichester city centre 7.3 miles, A3(M) 18.0 miles, Gatwick Airport 53 miles

Reception room | Kitchen/breakfast/sitting room | Utility | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms Family bathroom | Gardens | EV charging point EPC Rating B

## The property

Crumble Cottage is an attractive semi detached family home created by a developer with an unusual eye for detail and offers light and airy accommodation with high-quality fittings. The property is set in a protected position with stunning views across beautiful secluded arable farmland and countryside, with sight of the sea beyond. On the ground floor is a spacious living room overlooking farmland at the front, with a brick-built feature fireplace designed to accommodate a log burning stove. At the rear is a well designed 23ft open-plan kitchen/breakfast/sitting room with full width bi-fold doors opening onto an extensive westerly facing sandstone terrace revealing views across the surrounding countryside. The kitchen is fitted with shaker-style units, Carrara Crystal quartz resin worktops, a range cooker, integrated Bosch fridge freezer and dishwasher. A central island with a breakfast bar featuring a ceiling-lantern skylight allows for ample natural light to

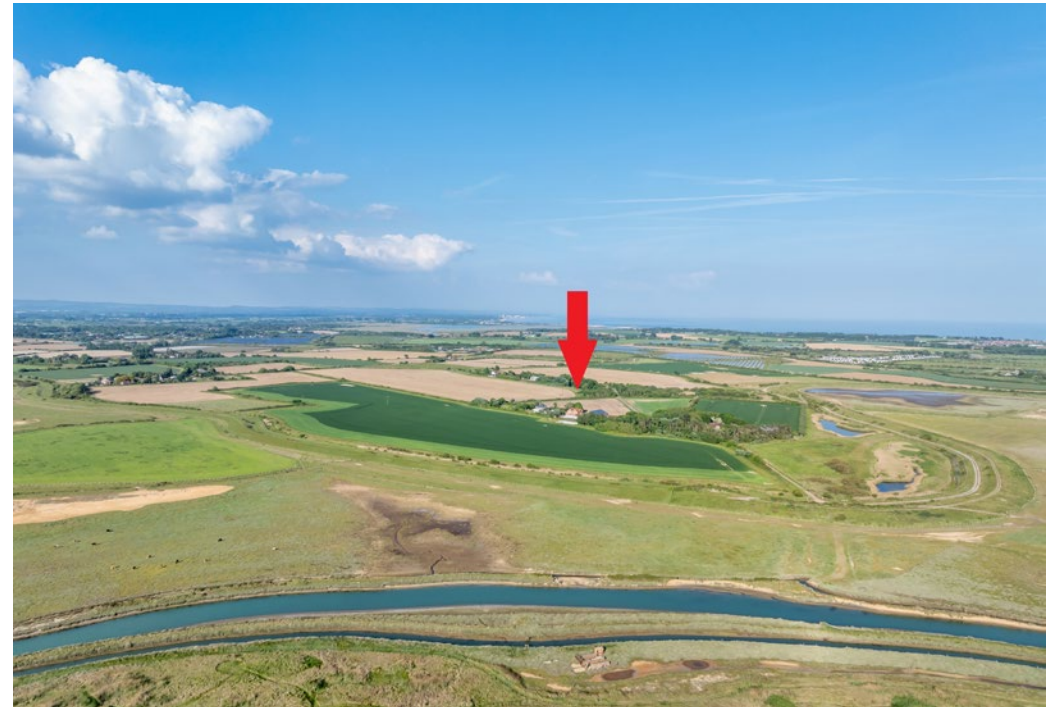
enter. The adjacent utility room is fitted with an additional sink and space for washing machine and dryer, and also houses the manifold for the underfloor heating which is served by an air source heat pump. A cloakroom completes the ground floor accommodation. Upstairs are three well-presented double bedrooms with wonderful views. The principal bedroom offers built-in storage and high quality en suite shower room and there is also a family bathroom with separate bath and walk in shower.

## Outside

At the front of the property is a gravel driveway providing plenty of parking space, and with an EV charging point installed. There is a small area of lawn at the front, while the west-facing rear garden has a sandstone patio and steps leading down to a level lawn. Natural post and rail fencing to two sides create an open, expansive feeling with views across the surrounding fields.

## Location

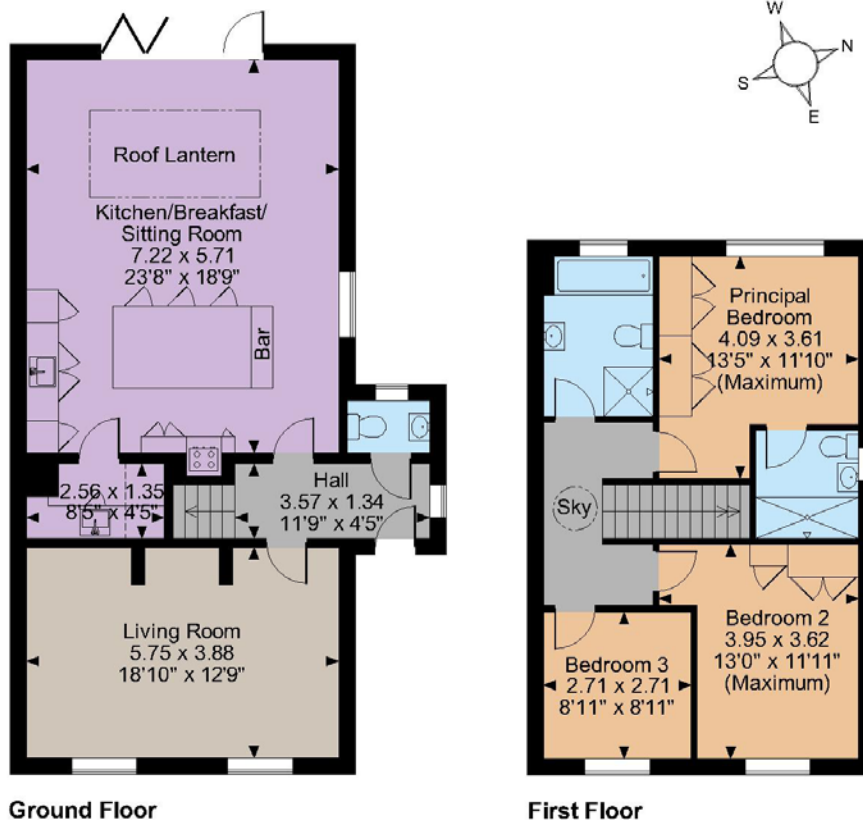
Crumble Cottage is set in a highly sought after peaceful and secluded hamlet which also incorporates several lightly used farm buildings and is designated a dark zone area. Located in the heart of the Medmerry RSPB nature reserve, numerous bridle paths provide delightful walks and bike rides to the Medmerry beach and the surrounding area to enjoy the wildlife. The sandy beach at the Witterings is within easy reach. The charming old village of Selsey offers independent shops such as butchers and fishmongers with same day caught fish and shellfish and supermarkets, pubs, restaurants and cafés. The highly regarded Crab & Lobster pub/restaurant is a stone's throw away. A comprehensive range of shopping, cultural and leisure facilities are in Chichester to the north. The city also offers a mainline railway station with services to London Victoria via Gatwick and the A27 provides access to Brighton, to the east, and Portsmouth and Southampton to the west. Primary and secondary schooling is available in Selsey. Independent schools in the vicinity include Westbourne House, The Prebendal School and Portsmouth Grammar.







**Crumble Cottage, Ham Road, Ham**  
Internal area 1,405 sq ft (131 sq m)



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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### Directions

From the A27, at the Whyke Roundabout, take the second exit to the B2145 and follow the road, through Sidlesham before turning right onto Keynor Lane. Turn left opposite the school, then continue onto Ham Road. Continue for a further mile, then keep left to continue to follow Ham Road. After a mile, turn right and you will find the property on the left.

### General

**Local Authority:** Chichester District Council  
**Services:** Mains electricity, air source heat pump serving underfloor heating throughout, mains water, private drainage (compliant with current legislation), electric vehicle charging point.

**Council Tax:** E

**Tenure:** Freehold

**Guide Price:** £675,000

### Chichester

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